



# House of Representatives

General Assembly

**File No. 226**

January Session, 2015

Substitute House Bill No. 6142

*House of Representatives, March 26, 2015*

The Committee on Housing reported through REP. BUTLER of the 72nd Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

## **AN ACT CONCERNING SECURITY DEPOSITS FOR AGE-RESTRICTED PUBLIC HOUSING.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 47a-22a of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2015, and*  
3 *applicable to any tenant who first commenced occupancy on or after October*  
4 *1, 2015*):

5 (a) Any housing authority, community housing development  
6 corporation, or other corporation approved by the Commissioner of  
7 Social Services for state financial assistance to provide public housing  
8 for senior citizens and disabled persons under the provisions of part VI  
9 or VII of chapter 128 shall return any security deposit with interest, [at  
10 a rate of not less than four per cent per annum and, on and after  
11 October 1, 1982, at a rate of not less than five and one-quarter per cent  
12 per annum, and, on and after January 1, 2013, at the rate calculated in  
13 accordance with the provisions of subsection (i) of section 47a-21, to  
14 any tenant who has resided in such housing for at least one year] to

15 any tenant or former tenant at the time the tenancy is terminated in  
16 accordance with the provisions of section 47a-21.

17 (b) Any housing authority, community housing development  
18 corporation or other corporation approved by the Commissioner of  
19 Social Services for state financial assistance to provide public housing  
20 for senior citizens and disabled persons under the provisions of part VI  
21 or VII of chapter 128 shall permit the payment of a security deposit in  
22 installments that are reasonable in light of the income of the tenant.  
23 Such installments shall be payable in equal amounts at approximately  
24 equal intervals not exceeding one month over a period of at least  
25 twelve months. Nothing in this section shall preclude any such  
26 housing authority or corporation from waiving the payment of the  
27 security deposit, or agreeing to extend the installment payments over a  
28 period of more than twelve months.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2015, and applicable to any tenant who first commenced occupancy on or after October 1, 2015</i>	47a-22a

**HSG**      *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

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**OFA Fiscal Note**

**State Impact:** None

**Municipal Impact:** None

**Explanation**

The bill requires housing authorities, developers, and corporations providing state-funded public housing to elderly and disabled citizens to allow residents to pay the security deposit in installments. The bill also requires them to return the security deposit when the tenancy terminates instead of one year. There is no fiscal impact to the state or municipalities.

Housing authorities are autonomous governmental entities which are financed through rental collections (CGS 8-45) and the issuance of bonds (CGS 8-52). They may also accept federal and state grants (CGS 8-56) as well as donations from municipalities (CGS 8-61).

**The Out Years**

**State Impact:** None

**Municipal Impact:** None

**OLR Bill Analysis****sHB 6142*****AN ACT CONCERNING SECURITY DEPOSITS FOR AGE-RESTRICTED PUBLIC HOUSING.*****SUMMARY:**

This bill requires housing authorities, community housing development corporations, and other corporations providing state-funded public housing to the elderly and individuals with disabilities to allow these tenants to pay security deposits in installments. The installments must be reasonable in light of the tenant's income and paid (1) in equal amounts and (2) at approximately equal intervals not exceeding one month, over a period of at least 12 months. The bill specifies that it does not prohibit a housing authority or corporation from waiving a security deposit requirement or extending installments beyond 12 months.

The bill eliminates the requirement that housing authorities and the corporations noted above return security deposits to elders and individuals with disabilities after the tenant has lived in the housing for one year. It instead requires them to return security deposits when the tenancy terminates.

By law, housing authorities and corporations must pay an annual interest rate on these tenants' security deposits equal to the deposit index (0.08% for calendar year 2015).

EFFECTIVE DATE: October 1, 2015 and applicable to individuals whose tenancy begins on or after that date.

**COMMITTEE ACTION**

Housing Committee

Joint Favorable Substitute

Yea    13    Nay   0    (03/11/2015)